UNIVERSAL PLANNING APPLICATION



Department of Planning, Building and Code Enforcement 200 E. Santa Clara Street, San Jose, CA 95113 (408) 535-3555

TO BE COMPLETE	D BY APPLICANT
APN: APPRING PROPERTY ADDRESS	
PLEASE CHECK ALL THAT APPLY: Administrative Permit Annexation Conditional Use Permit/Amendment General Plan Amendment (From to) Historic Preservation Permit Lot Line Adjustment Parcel Map Planned Development Permit/Amendment	Planned Development (PD) Rezoning Rezoning (Non-PD) (From
Note: For other applications forms for permits not listed above such Preliminary Review, etc., please see website: http://www.sanjo	as Permit Adjustments, Sign Permits, Tree Removal Permits, seca.gov/index.aspx?nid=3839
PROPOSED USE:	
🗋 Residential 📋 Commercial 💢 Industrial	☐ Mixed Use
PREMIT APPLICATION FOR DEINGLE-STORY HIGH-TECHNOLOGINGS FOTALLING 547,08 N-SITE PARKING SPACES. PLEASE INDICATE IF PROPOSAL INVOLVES ANY OF THE	SO SQUARE FEET AND LITT
Building Mounted Wireless Communication Antenna Changes to Legal Non-Conforming Use/Structure Child Care Center Demolition of Buildings Development Within 100 feet of Streambed Drive-Through Use Electrical Power Generator Freestanding Wireless Communication Antenna Gas Station Conversion House Conversion to Non-Residential Use Late Night Use (Midnight – 6 a.m.) until	Off-Sale of Alcohol Off-site or Alternate Parking Arrangement On-Sale of Alcohol (Drinking Establishment) Outdoor Uses Parking Structure (stand alone) Recycling Facility Removal of Trees (How many? Residential Care/Service Slope Greater than 5% Temporary Trailer (other than construction office)
PROJECT AND SITE DATA:	
Site Acreage: 35.4442 Gross: 35.4442	2 Net: 35:4442

PLEASE VISIT THE PLANNING DIVISION'S WEBSITE: http://www.sanjoseca.gov/index.aspx?nid=3839
TO ARRANGE AN APPOINTMENT FOR SUBMITTING AN APPLICATION. FOR ASSISTANCE, CALL (408) 535-5680.

PROJECT AND SITE DATA	(continue):			
Residential Units:	Existing:	Propose	ed (New + Existing):	
Commercial Square Footage:	Existing:	Propose	ed (New + Existing):	
Industrial Square Footage:	Existing:	Propose	ed (New + Existing): 5 4	7,080
CONTACT INFORMATION		1		
Applicant Name: NOCT	FIRST REVE	WEEZS UEmail	todryetran	nme//crov
Mailing Address:	127H ST., SUI	†E 900 Teleph	none <u>650') 224</u> -	8707
OAKL	OND, CA	14706	•	
Property Owner's Name:	same as as	Email Email		
Mailing Address:		Teleph	one ()	
CIVIL Engineer's Name: KIE	2 dwally	Email	esarie kierwo	right. con
Mailing Address: 285°	coure as	WYON RO. Teleph	one (925) 245-	<i>8788</i>
	MORE, CA			
Architect's Name: ARC	tec inc.	Email _	dkirbyBarcto	ecine.com
Mailing Address: 99 A	impoen Bur	<i>2. 51E</i> , 8 40eleph	one <u>408 496-0</u>	7676
SAN	JOSE CA			
Contact Person's Name:		E Emai	dkirbycaret	<u>ecihe.co</u>
Mailing Address: 99			one (498) 496 -	0676
SAN	JOSE, CA	95113		
FOR OFFICE USE ONLY:				
Fees Collected:		Ву:	(Staff)
Project Manager:				
Zoning:		General Plan:		.
Staff Comments:				

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AFFIDAVIT OF OWNERSHIP

TH 1.	IE UNDERSIGNED HEREBY DECLARE THAT THE FOLLOWING IS TRUE AND CORRECT: The undersigned are all the owners of all the property described in Exhibit A – Legal Description of Subject Property, or tenants of the entire subject site with a recorded lease and a term remaining of at least five years.
2.	The development plans a part of this application show the exact location, size, and use of all easements on the subject site and all easements on surrounding properties benefiting the subject property.
3.	If there are any existing or deactivated water wells on your property, they must be shown on your plans. The property which is the subject of this application:
	does contain existing active or deactivated water wells and they are shown on the plans accompanying this application does not contain existing active or deactivated water wells.
4.	In conformance with Section 65962.5 of the California Government Code, and as owner(s) of the property reference below, I(we) hereby certify that i(we) have reviewed the list of Hazardous Waste and Substance Sites within the City of San Jose, as complied by the State Office of Planning and Research. The property which is the subject of the above-referenced application is is not included on said list.
	If included on the list, the listed item reads as follows:
TH: 5.	E UNDERSIGNED HEREBY DECLARE THAT THEY UNDERSTAND THE FOLLOWING APPLIES TO THEIR PROJECT: Notice to Applicants regarding effect of Wastewater treatment capacity on land development approvals. Part 2.75 of Chapter 15.12 of the San Jose Municipal Codes requires that an applicant acknowledge the effect of Wastewater treatment capacity on Land development approvals at the time of application. As owner(s) of the property subject to this development application, I(we) hereby acknowledge the requirements of the Municipal Code, as stated below, and understand that these requirements will apply to the development permit for which I(we) am(are) applying. Pursuant to Part 2.75 of Chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the City
	Manager makes a determination that the cumulative sewage treatment demand on San Jose-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary
RINT I	NAME OF PROPERTY OWNER HA FIRS VENCEUPONS, LLC (650) 224-8707 ()
DDRES	5 12th Tree, Suite 100, Voltand (# 94607
Cam	TITLE OR OTHER OFFICIAL CAPACITY* THE ORDOTHER OFFICIAL CAPACITY*
	2/5/14
	state if you are a partrier, president, vice-president, etc
THER	RE ARE ADDITIONAL PROPERTY OWNERS, PLEASE USE THE FOLLOWING PAGE TO PROVIDE THE ABOVE INFORMATION.

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North FIRST LINCOPONS, LCC	DAYTIME TELEPHONE:	
555 12th Street Suite 900, Oal	doub, CA 99	7607
NAME OF FIRM, IF APPLICABLE I PA M ME (POU) O SIGNATURE (PRINT NAME IF DIFFERENT THAN THE ABOVE PROPERTY	THILE OF OTHER OFFICIA	copacity* // Manop
SIGNATURE (PRINT NAME IF DIFFERENT THAN THE ABOVE PROPERTY	OWNER)	DATE /5/14
ARINT NAME OF PROPERTY OWNER	DAYTIME TELEPHONE:	FAX TÉLEPHONÉ:
ADDRESS	Ý STATE	ZIP CODE
NAME OF FIRM, IF APPLICABLE	TITLE OR OTHER OFFICIA	L CAPACITY*
SIGNATURE (PRINT NAME IF DIFFERENT THAN THE ABOVE PROPERTY	ÓWNER)	DATE
PRINT NAME OF PROPERTY OWNER	DAYTIME TELEPHONE:	FAX TELEPHONE:
ADDRESS CIT	Y STATE	ZIP CODE
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SIGNATURE (PRINT NAME IF DIFFERENT THAN THE ABOVE PROPERTY	OWNER)	DATE
PRINT NAME OF PROPERTY OWNER	DANTIME TELEPHONE:	FAX TELEPHONE:
ADDRESS	STATE	ZIP CODE
NAME OF FIRM, IF APPLICABLE	TITLE OR OTHER OFFICIAL	. CAPACITY*
SIGNATURE (PRINT NAME IF DIFFERENT THAN THE ABOVE PROPERTY	OWNER)	DATE
* PLEASE STATE IF YOU ARE A PARTNER, PRESIDENT, VICE-PRESIDENT, E	тс	
IF THERE ARE ADDITIONAL PROPERTY OWNERS, PLEASE ATTACH SEPARATE NFORMATION.	COPIES OF THIS APGE TO PRO	VIDE THE ABOVE

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INDEMNIFICATION AGREEMENT FOR DEVELOPMENT APPLICATIONS

San José Planning Division	on on
,	, 201 for the following
development approval(s):	

Applicant submitted an application to the City of

(the "Project"). For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Applicant hereby expressly agrees in connection with the processing of Applicant's Project application(s) to each and every one of the following terms and conditions:

- Applicant agrees, as part of and in connection with each and any of the application(s), to defend, indemnify, and hold harmless the City of San José ("City") and its officers, contractors, consultants, attorneys, employees and agents from any and all claim(s), action(s), or proceeding(s) (collectively referred to as "proceeding") brought against City or its officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void, or annul:
 - a. Any approvals issued in connection with any of the above described application(s) by City; and/or
 - Any action taken to provide related environmental clearance under the California Environmental Quality Act of 1970, as amended ("CEQA") by City's advisory agencies, boards or commissions; appeals boards or commissions; Planning Commission, or City Council.

Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by City, if any, and costs of suit, claim or litigation, including without limitation attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by Applicant, City, and/or parties initiating or involved in such proceeding.

2. Applicant agrees to indemnify City for all of City's costs, fees, and damages incurred in enforcing the indemnification provisions of this Agreement.

- 3. Applicant agrees to defend, indemnify and hold harmless City, its officers, contractors, consultants, attorneys, employees and agents from and for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if Applicant desires to pursue such City approvals and/or clearances, after initiation of the proceeding and that are conditioned on the approval of these documents.
- In the event that Applicant is required to defend City in connection with such proceeding, City shall have and retain the right to approve:
 - a. The counsel to so defend City; and
 - All significant decisions concerning the manner in which the defense is conducted; and
 - c. Any and all settlements, which approval shall not be unreasonably withheld.

City shall also have and retain the right to not participate in the defense, except that City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If City chooses to have counsel of its own defend any proceeding where Applicant has already retained counsel to defend City in such matters, the fees and expenses of the additional counsel selected by City shall be paid by City. Notwithstanding the immediately preceding sentence, if City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant.

 Applicant's defense and indemnification of City set forth herein shall remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgments rendered in the proceeding.

After review and consideration of all of the foregoing terms and conditions, Applicant, by its signature below, hereby agrees to be bound by and to fully and timely comply with all of the foregoing terms and conditions.

APPLICANT:

By:

(Signature)

(Priht)

Date:

Title if any)

Development Management